

London SE26 Sold

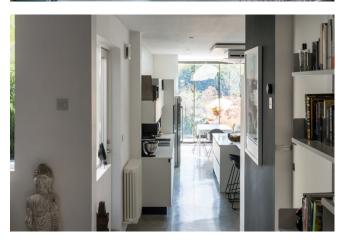
Alexandra Road

This wonderful, four-bedroom house is located on Alexandra Road, a short walk from Sydenham. The house has been the subject in recent years of comprehensive renovation and extension, introducing an exemplary palette of contemporary materials and finishes across three storeys. Accommodation opens out the rear to a beautiful landscaped garden, which incorporates a feature pond, dining area, pergola and greenhouse.

The prevailing aesthetic across the house and garden has been guided by the current owners' travels in Japan. The house is accessed via private front garden, with a winding path and low-level planting. Inside, polished concrete chimes with white-painted wood and minimal cabinetry to create a serene set of spaces which guide the visitor into the garden with its apple, plum and cherry trees; a sanctuary of peace and calm, just twenty minutes from central London.







London, South London Sold

Alexandra Road

The ground floor is characterised by a sizeable reception room at the front of the house. A large bay window has been retained, allowing natural light to flow deep into the plan. This effect has been emphasised by white-painted original floorboards underfoot and the opening up of a former double reception room. There is a Barbas log-burner and new sightlines have been created parallel to the side return, along a bamboo-clad path to the garden.

The large open-plan kitchen and dining room are accessed a few steps down, past the downstairs w/c, at the rear of the plan. This section of the house has polished concrete floors underfoot and elegant, white minimal cabinetry by Arredo 3. The worktops are of white Corian and there are integrated appliances by Seimens, as well as an Elica induction hob and extractor.

This space and the dining room, benefit from excellent ceiling heights, thanks to the sunken plan at the rear. Full-height, thin-framed Maxlight glazed doors open out onto a porcelain-tiled patio with steps down to the garden. These are truly impressive spaces, divided into segregated areas, joined by a winding path; there is a pergola with alfresco dining area, a raised-bed with a 100-year-old Portuguese olive tree, a cor-ten steel feature pond, and numerous plants and shrubs, including apple, plum and cherry trees, as well as a rambling rose which covers the potting shed.

The first floor is occupied by a guest bedroom at the rear, overlooking the green roof and garden below. There is a wet room, as well as a utility room with space for a washing machine, on the landing of this floor.

The first floor has two further bedrooms, both with restored fireplace and hearth. One has elevated views over the garden, the other has a dramatic bay window with uninterrupted views across the park, opposite.

The second floor is taken up with the master bedroom suite. Thick glass balustrades line the staircase to the bedroom, via a truly dramatic en-suite bathroom. This room is characterised by a large, full-height, triangular section of glazing which mirrors the roof's pitch and creates farreaching views over the neighbouring rooftops and gardens. In the centre is a free-standing stone bath beneath a motorised skylight, with an Oriental-style shower opposite. The master bedroom is a few steps above and is positioned under a large powered skylight, with two further skylights at the front of the house, creating a wonderfully lit and well ventilated space. There is significant amounts of storage in the eaves on this floor.

Alexandra Road is a quiet residential cul-de-sac running parallel to the green space of Alexandra Recreation Ground. The area is positioned between Penge East and Sydenham train stations and is renowned for its peaceful streets of large Victorian and Edwardian residences.





London, South London

Alexandra Road

The Alexandra Nurseries is positioned at one end of the road and is great for plants and home-made cakes, while The Alexandra pub, also nearby, serves good food, wine and craft beer. Sydenham High Street is a short walk and has a wide array of pubs and independent coffee shops, the Good Food deli, a yoga studio and an excellent brewery.

The expansive green space of Crystal Palace Park is a short walk from the house and is famous for its walks among the Victorian dinosaurs. Cator Park is a charming local park, dissected by Chaffinch Brook, it has a children's playground and public tennis courts.

Penge East station runs mainline services to London Victoria in less than 20 minutes, while Sydenham train station runs services to London Bridge in 20 minutes.



About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with "rewriting the rulebook on estate agency" and GQ voted us "one of the best things in the world".